



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: September 15, 2005 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Stephan M. Rodolakis
Jill R. Myers Clerk
Kathleen M. Keohane
Donald F. Naber

Absent: Eric Denoncourt, Engineer/Planner

Also Present: John Perreault, Town Engineer
Judy Barrett, Consultant, from Community Opportunities

Mr. Gordon opened the meeting at 7:00 P.M.

1. Board Member Comments

2. Meetings and Hearings

- 7:00 P.M. Public Hearing for Zoning Proposals
October 11, 2005 Special Town Meeting**
- **Article 8: Edgemere Village**
 - **Article 9: Route 20 Overlay District**
 - **Article 10: Inclusionary Housing Bylaw**
 - **Article 13: Centech Boulevard Parcel Rezoning**

Article 13: Centech Boulevard Parcel Rezoning

Attending this discussion was Todd Brodeur and Robert Brien, from WBDC.

Ms. Brien said this Article is for the rezoning two parcels of land. She said part of the area is in Grafton.

Article 8, 9, and 10:

Mr. Brodeur said that access off Green Street will be for emergency access only.

Christopher Kirk, 40 Westwood Road, asked the following:

- 1) proposed uses;
- 2) is there a Plan A in case Plan B doesn't work;
- 3) clarified that WBDC doesn't own, but has the option to purchase; Ms. Brien said that was right.

Mr. Gordon closed the hearing. The Board voted to recommend approval of proposed zone change.

Mr. Gordon listed the Master Plan Implementation Group members, and said the consultants were John Connery and Judy Barrett, from Community Opportunities, Inc. Ms. Barrett did a powerpoint presentation.

Ms. Barrett listed why do an overlay district:

- 1) Protects rights of existing property owners;
- 2) Puts no one in a state of nonconformancy;
- 3) Acts as a carrot – not a stick.

Article 8: Edgemere Village

Ms. Barrett listed the objectives:

- 1) Enhance neighborhood business district
- 2) Encourage housing mixed with commercial uses
- 3) Through redevelopment, encourage relocation of buildings closer to the street, attractive landscaping, curb cut consolidation, some traffic calming “by design.”

Ms. Barrett listed the key features:

- 1) Applies to Limited Business District on Route 20
- 2) Upper-story residential units by right
- 3) Minimum 65% of ground-floor space must be commercial
- 4) No front-yard parking except by Special Permit
- 5) Height increase for buildings with interior at-grade parking

Mr. Rodolakis recommended a change under “Development Regulations,” “A,” in the number of units that would be permitted before a Special Permit would need to be filed. The Board agreed up to five units would be permitted after five units would be Special Permit. Mr. Alarie said he felt it should be looked at parcel by parcel.

Article 9: Route 20 Overlay District

Ms. Barrett listed the objectives:

- 1) Encourage mix of office, commercial and light industrial uses
- 2) Enhance the Town's tax base
- 3) Foster distinctive appearance of Route 20 corridor
- 4) Create more options for landowners

Ms. Barrett listed the key features:

- 1) Many uses in Commercial Business District also allowed in Route 20 Overlay District
- 2) All uses subject to landscaping and architectural design standards
- 3) Sustainability
- 4) Coordinated development and access management for adjacent parcels

Mr. Rodolakis commented that in #7 Development Regulations, in the first paragraph, to change “shall” to “should” as in the #8 Design Standards and #9 Large Retail Development Standards. Ms. Barrett suggested “shall unless waived by Special Permit of the Planning Board.”

Mr. Gordon read into the record a letter dated September 15, 2005, from Rod St. Pierre.

Mr. Gordon commented the discussions were that Route 9 would be the car sales and Route 20 would be the truck sales in the overlay district.

After some discussion, Ms. Barrett said she will add to the Special Permit list, vet clinic.

John Lukach, 4 Bunker Hill Road, asked if in the Town Meeting packets would there be a comparison of current and new zoning changes for information, so they can see differences, or send out the existing map.

Joe Farrell, a developer in Town, made the following comments:

- 1) a comment from Rod St. Pierre – correction of 80,000 sq. ft., should be 40,000 sq. ft.
- 2) complimented MPIG in having he and Mr. St. Pierre into a meeting for their input.

Mr. Kirk asked a few questions for clarification.

Article 10: Inclusionary Housing

Ms. Barrett listed the following objectives:

- 1) Create permanently affordable housing in Shrewsbury neighborhoods
- 2) Offer housing choices throughout the town instead of in concentrated locations
- 3) Help the Town stay at the 10% statutory minimum under Chapter 40B
- 4) Provide units for the first-time homebuyers

Ms. Barrett listed the following key features:

- 1) Required for all developments of 5+ housing units
- 2) Developments that include affordable units entitled to modest density increase
- 3) Developments that provide “alternative” housing benefits may do so by Special Permit
- 4) Developments that provide no affordable housing benefit may do so by Special Permit, but at ½ existing density

Ms. Barrett listed the following guidelines for Inclusion Units:

- 1) May be single-family or two-family homes in all residential districts
- 2) In Rural A-B, Residence A and B-1 Districts, two-family homes capped at 20% of a development
- 3) Percentage of affordable units ranges from 10-25%, depending on the district and type of residential use
- 4) Units must be generally comparable to market-rate units

June Tomaio, a developer in Town, made the following comments:

- 1) #1D – “encourage” – shouldn’t it really be “requires”?;
- 2) Cost of land and the real feasibility of affordable;
- 3) How would these lots be assessed?
- 4) How insured?

Ms. Tomaio, made a few other comments about the negative impacts of this article.

Mr. Kirk asked a clarification question.

Ms. Barrett listed the Relationship to the Master Plan for these proposed articles:

Economic Development:

- 1) Strengthen the Town’s tax base
- 2) Encourage business development
- 3) Provide more goods and services locally
- 4) Make economic use of existing highway corridors

Growth Management:

- 1) Address affordable housing needs through means other than comprehensive permits
- 2) Maximize public benefits of new development

Mr. Gordon continued the hearings to October 6, 2005 at 7:25 P.M.

3. Correspondence

The meeting adjourned at 9:50 P.M.

Respectfully Submitted,

Annette W. Rebovich